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Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number <b>ALBERT, WEILAND &amp; GOLDEN, LLP</b> Lei Lei Wang Ekvall, State Bar No. 163047 650 Town Ctr. Dr., #950, Costa Mesa, CA 92626 714 966-1000; fax 714 966-1002	FOR COURT USE ONLY  02 SEP 25 PM 4:33 CLERK OF BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA BY: <i>[Signature]</i>
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b>	
In re: <b>ROMAINE STREET, LLC.</b>          Debtor(s).	CASE NO.: <b>LA 02-28386 BR</b>

## NOTICE OF SALE OF ESTATE PROPERTY

<b>Sale Date:</b> 10/15/02	<b>Time:</b> 2:00 p.m.
<b>Location:</b> 255 E. Temple Street, Los Angeles, CA 90012	

Type of Sale: ☐ Public ☒ Private Last date to file objections: 10/1/02

Description of Property to be Sold: 7135 Hollywood Boulevard, Unit 1110, Los Angeles, CA

Terms and Conditions of Sale: see attachment

Proposed Sale Price: \$340,000.00

Overbid Procedure (If Any): see attachment

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing: see above

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Lei Lei Wang Ekvall, Esq.  
Albert, Weiland & Golden, LLP  
650 Town Center Drive, Suite 950  
Costa Mesa, CA 92626  
714 966-1000; fax 714 966-1002

Date: 9/20/02

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### **Terms and Conditions of Sale**

The salient terms of the proposed sale of the Property provide:

1. The Proposed Purchaser shall deposit \$10,200 into escrow which is refundable only if an overbid is presented at the hearing on this Motion and is accepted.
2. The Property will be sold "as-is," without any warranties, expressed or implied.
3. The sale is subject to Bankruptcy Court approval and overbids, beginning at \$345,000, with successive bids in \$1,000 increments.

### **Proposed Overbid Procedure**

The Trustee proposes the following procedure to allow for overbids at the time of the hearing to ensure that the Property is sold for the highest possible price.

1. Overbids are subject to the review, discretion and business judgment of the Trustee.
2. The initial overbid must be at least \$345,000.00 and subsequent overbids must be in increments of \$1,000.00.
3. Any overbidder shall submit an overbid in writing to the Broker or the Trustee at least 48 hours before the hearing on this Motion along with cash or certified funds in the amount of \$17,250.00 as a non-refundable deposit in the event that the overbidder is the successful bidder at the hearing and fails to close the sale.
4. Any overbidder must have and demonstrate to the Trustee, before the hearing, the ability to close the sale, and must expect to close the sale within 15 days of the entry of the order approving the sale, as is required for the Proposed Purchaser.
5. Any overbidder must present financial information to the Trustee, which the Trustee, in her sole and absolute discretion, may determine the potential overbidder's eligibility to bid.
6. Overbidders shall agree to all terms and conditions of the sale as set forth herein.
7. In the event that the successful overbidder is unable to close the sale, the Trustee is authorized to sell the Property to the Proposed Purchaser at the original negotiated price without further order of this Court.